

# Preliminary Assessment Report

## Project 3019975, 1483 ALASKAN WAY

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**Assessment Completed:** 3/23/2015

**Project Description:** The installation of (1) temporary tent for the Seattle Aquarium that will provide a sheltered area for teams to test their sensors for The Wendy Schmidt Ocean Health XPRIZE competition (<http://oceanhealth.xprize.org/about/overview>). This is a competition that the Aquarium is participating in to create pH sensor technology that will affordably, accurately and efficiently measure ocean chemistry from its shallowest water to its deepest depths. It is vital that the testing environment for these sensors be protected from the elements in order to provide the most accurate test results for the competition. The longer term use of the tent will be to serve as a shelter that will be used during months of inclement weather to provide a place for school children to eat their lunches. The Aquarium is incredibly constrained and at present do not have anywhere the students can bring their lunches to eat. The Seattle Aquarium hosts hundreds of school groups a year and desperately needs somewhere for these groups to be able to eat. The tent structure will be completely taken down after each use and a new permit acquired before re-assembling. The tent will be up for no longer than 180 days at a time. There will be a small channel structure attached to the building to provide the necessary support to the tent frame. It will be painted to match the building as to have as little architectural impact the Aquarium as possible.

**Primary Applicant:** [Chad Schmidt](#)

This report lists the results of a preliminary assessment of your project requirements by various city departments. It's based on the project characteristics described on your site plan and preliminary application form. If your project required a pre-application site visit (PASV), the results of that site visit are also included. The goal of this report is to help you create a complete submittal package and reduce the need for corrections once your application has been submitted.

### Next Steps

1. Review the requirements in this report and contact the staff members listed below with questions.
2. If a street improvement plan is required, develop and submit it to the Seattle Department of Transportation (SDOT). **The Department of Planning and Development (DPD) will not accept your permit application until your street improvement plan is approved as 60% complete by SDOT. See [SDOT Client Assistance Memo 2213](#) for guidance about the 60% complete approval process.**
3. Schedule an appointment for permit application intake with DPD. **Please bring a copy of this report to your intake appointment.**

### Questions About This Report

If you have questions about the information in this report, contact the appropriate city staff member for each section.

#### DPD Drainage Requirements

Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

#### DPD Land Use Requirements

Branin Burdette, (206) 733-9694, [branin.burdette@seattle.gov](mailto:branin.burdette@seattle.gov)

#### DPD Preapplication Site Visit Requirements

Douglas Thresher, (206) 233-3875, [Douglas.Thresher@seattle.gov](mailto:Douglas.Thresher@seattle.gov)

#### Seattle City Light Requirements

Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

## **Seattle Department of Transportation Requirements**

Leo Kaarrekoski, [leo.kaarrekoski@seattle.com](mailto:leo.kaarrekoski@seattle.com)

## **Seattle Public Utilities Requirements**

Jebessa Dara, [Jebessa.Dara@seattle.gov](mailto:Jebessa.Dara@seattle.gov)

## **Other Resources**

- General questions about the permit process: Contact the DPD Applicant Services Center (ASC) at 206-684-8850.
- User-friendly guides to city permitting processes: [DPD](#) and [SDOT](#).
- [Detailed zoning information](#).
- Visit our [permit type pages](#) for step-by-step instructions and forms for preparing your application and plans for review.

## **Requirements**

### **DPD Drainage Requirements**

The following requirements are based on the current stormwater and side sewer codes.

#### **Existing Public Drainage Infrastructure**

Sanitary sewer main location: Alaskan Way

Sanitary sewer main size: 12" Diameter

#### **Drainage**

The drainage point of discharge (SMC 22.805.020) is located at: Direct to receiving water.

#### **Permanent and Temporary Dewatering**

The footing drain (if part of building plan) point of discharge ([DPD DR 4-2011](#)) is located at the following:  
Direct to receiving water.

### **DPD Land Use Code Requirements**

#### **Street Requirements**

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### **ALASKAN WAY**

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

Other requirements: Waterfront redevelopment taking place now. No street improvements required as part of this proposal.

#### **Land Use**

Based on the project scope and/or location of environmentally critical areas on the development site, SEPA may be required. See CAM 208 for more details.

A shoreline substantial development permit is required, unless the project qualifies for a specific exemption from the Shoreline Master Program. See CAM 209 and 209A for more details. Application and decision on the exemption must be made before submission of an application.

Preliminary screening of your project has been completed and it appears that your proposal is located in an environmentally critical area (ECA) which may require an ECA review and SEPA. For additional information about ECAs and SEPA, visit the DPD website (<http://www.seattle.gov/dpd/Codes/>).

The preliminary scope identifies modification or demolition of a designated historic landmark and/or is located in a landmark district. Application for a certificate of approval from the Department of Neighborhoods is required before submittal of an application. See CAM 3000 for more details.

### Notes to Applicant

Before submittal of this permit to DPD, the Department of Neighborhoods will need to review the proposal as this pier is a landmark structure.

### Other Requirements

Based on the preliminary scope of the project, DPD recommends a presubmittal conference prior to submitting an application. Details for preparing and submitting a presubmittal conference request form can be found at our Web site ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).

Based on the preliminary application materials, DPD recommends that the applicant visit the Applicant Services Center to receive coaching on the proposed project.

## Pre-Application Site Visit (PASV) Requirements

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 24 months of the above inspection date. After 24 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

Site is midpoint on an existing pier. No soils will be disturbed. ECA requirements do not seem to apply to this project as described. ECA Liquefaction-Prone Area regulations do not apply to this project. MCINTOR 3-10-2015 Applicant needs to apply for an SSDP and SEPA. This has been explained previously to applicant, as exemption request was denied. Plans do not need to show 100-foot ECA shoreline buffer because all work is on pier over water. Plans do need to delineate Ordinary High Water, which is at the face of the existing seawall.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction  
Flood prone  
Fish and wildlife  
Shoreline habitat

### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

### Existing ROW Conditions

#### ALASKAN WAY

Street conditions:

Concrete paving

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 5" inches

A storm inlet is located <350 ft from the site and prior to crossing a public right of way. Any drainage will be on the pier into the Sound.

It appears that drainage from that discharge point will remain in the gutter line all the way to the nearest inlet structure, but this assessment is preliminary and it is the responsibility of the applicant to meet all relevant SW code requirements.

## **Potential Impacts to Seattle Parks Property**

Park within 100 LF

## **Tree Protection**

Existing trees appear to be shown accurately on the site plan

## **Construction Stormwater Control**

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual ([DR 16-2009, Volume 2](#)).

**Show the following on the [Construction Stormwater Control and Soil Amendment Standard Plan](#):**

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Place silt-trapping inserts in receiving catch basins located within 10 feet of construction entrance.

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or [online](#) at <http://web1.seattle.gov/DPD/InspectionRequest/default.aspx>.

## **Small Project Waivers (See CAM 327B)**

Small project waivers may be applicable for new accessory structures or additions to buildings on lots in existence on or before October 31, 1992 (see SMC25.09.055). Rockeries and retaining walls do not qualify for small project waivers. Applicability of small project waiver must be evaluated and approved at the time of intake.

Cumulative development area is less than or equal to the following:

Potential slide due to geological conditions, flood prone areas, potential liquefaction, landfill/landfill buffers:  
Development area less than 750 square feet

**In all cases, show construction safety fencing separating the ECA and/or its buffer from the development area.**

## **Standard Submittal Requirements for Projects in an ECA**

## **Seattle City Light Requirements**

### **Notes to Applicant**

Based on the information provided at this time, City Light does not have additional requirements for this project. Power, if needed, must come from the existing electrical service to the site per City Light's "one site-one service" rule. If there are questions for City Light, please contact your Electrical Service Representative well in advance. Your Electrical Service Representative is: John Harvey, 206-386-4275, [john.harvey@seattle.gov](mailto:john.harvey@seattle.gov). Be advised that it is the applicant's responsibility to seek guidance from City Light. Failure to contact City Light at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SDOT Requirements**

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## **SPU Requirements**

Based on the information provided at this time, it appears that no street improvements are required. Be advised that it is the applicant's responsibility to seek guidance from SPU should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SPU at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD Tip 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to Tip 208 for information regarding the application requirements for a SEPA review and Tip 3000 for information regarding landmarks and historic preservation.

If the scope of your proposed project changes before your DPD intake appointment or SDOT street improvement plan application, the requirements in this report may change. If there are municipal code and ordinance changes before our DPD intake appointment, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.

Please be aware that all persons or companies working within the City limits, including all contractors, subcontractors, permit expeditors and other service providers are required to possess a valid City of Seattle business license. This license is required in addition to any other licenses required by the State of Washington, such as a contractors' license or state business license. For more information about City of Seattle business licenses, please contact inspector Michale Crooks at 206-684-8871, [Michale.Crooks@seattle.gov](mailto:Michale.Crooks@seattle.gov), or visit the [Licensing and Tax Administration Division website](#).